Index to

THE JOURNAL OF LAND & PUBLIC UTILITY ECONOMICS

VOLUME XIV

February, 1938—November, 1938

LEADING ARTICLES

The Agricultural Adjustment Act of 1938: A Symposium. Lloyd S. Tenny, B. H. Hibbard, O. B. Jesness, Helen C. Monchow, Edward A. O'Neal and L. J. Taber....162–165
ALLEN, H. K. Forfeiture of Real Property Rights through Tax Delinquency....382–387
BAUER, JOHN. Important Public Utility Decisions by the Supreme Court and Their Public Implications. 1–9
BEACH, ROBERT C. Are Twenty-Year Mortgage Loans Safe?.... 19–25
BELLMAN, HAROLD. Business Recovery and the Housing Program in Great Britain....111–119
BERNHARD, RUSSELL SHERMAN. Tax Receivership: Five Years of Experience in Chicago....417–430
BRIDEWELL, DAVID A. Land Title Examination: An Appraisal (Horace Russell, co-author)....133–146
———. Mortgage Law and Mortgage Lending (Horace Russell, co-author)....301–321
BUTTENHEIM, HAROLD S. Land Reserves for American Cities (Philip H. Cornick, co-author)....254–265
CHERINGTON, CHARLES. Railroad Abandonment in New England, 1921–1937....40–55, 191–200
CLINE, DENZEL C. An Object Lesson in Tax Sharing: The Distribution of Public Utility Tax Revenues to Municipalities in New Jersey....284–300
COOKE, GILBERT W. The North Dakota Rural Credit System....273–283
CORNICK, PHILIP H. Land Reserves for American Cities (Harold S. Buttenheim, co-author)....254–265
COVER, JOHN H. The House That Franklin Built...235–245
DREIMAN, LAWRENCE S. The Winnipeg Municipal Electric Utility: I. Rate Policy and Rates Charged. 388–401
FLETCHER, ALFRED H. Problems of a Housing Enforcement Program (L. M. Graves, co-author)...182–190
GAGE, DANIEL D., JR. The Land Title Underwriter. 56–65
GRAVES, L. M. Problems of a Housing Enforcement Program (Alfred H. Fletcher, co-author)....182–190
GUTHMANN, HARRY G. Making Home Ownership Safe.... 26–31
LYNCH, EDWARD S. Railroad Pick-up and Delivery. 120–132
MARLETT, D. L. A Regulatory Dilemma: Limited-Term Franchises, Municipal Competition and Ouster Proceedings....246–253
MORRISON, HUNTER. Economic Justification for Regulating Competitive Truck and Rail Rates.... 66–71
NELSON, JAMES C. Coordination of Transportation by Regulation....167–181
OSTRANDER, E. D. Public Utility Financing in the Fourth Quarter and the Year, 1937.... 72–77
PLUM, LESTER V. A Critique of the Federal Power Act....147–161
PROUDFOOT, MALCOLM J. The Selection of a Business Site....370–381
RANSMEIER, J. S. Regulation of Service Charges in Holding Company Systems.... 32–39
RENNE, R. R. Land Credit Practices and Successful Farm Operation....442–451
RUSSELL, HORACE. Land Title Examination: An Appraisal (David A. Bridewell, co-author)....133–146
———. Mortgage Law and Mortgage Lending (David A. Bridewell, co-author)....301–321
THURSTON, JOHN. The Toronto Transportation Commission.... 10–18
TROXEL, C. EMERY. Obsolescence of Public Utility Property....266–272, 431–441
WHEELER, BAYARD O. The Production and Distribution of Bonneville Power....359–369
WILSON, A. D. Settler Relocation: A Description of the Minnesota Plan....402–416

DEPARTMENT ARTICLES

Amendments to Title II of the National Housing Act. 203–204
Another Victory for TVA.... 95
Appraisal of Edison Electric Institute's Statistics on Farm Electrification, An....471–476
Appraising Real Estate for Tax Purposes: The Income Method....452–454
Chicago's Housing Congress....204–206
Chronology of Two "Old-Age" Rate Controversies.. 99–105
Constitutionality of Federal Savings and Loan Associations, The....325–327
Coordinated Attack on Non-Conforming Uses, A...458–459
Current Recession as Reflected in Wisconsin Kilowatt-Hour Sales, The.... 95–98
Current Trends in Real Estate....454–458
Disparities in Land Values....201–203
Districts for Soil Conservation.... 91–94
Extent of Metered Water Service in Wisconsin and Its Effect on Pumpage....224–227
Federal Natural Gas Act, The....466–468
From Veto to Validation of the Wisconsin Development Authority....340–341
Importance of the Electric Bond and Share Decision, The....218–219
Judicial Veto in Wisconsin, A.... 98–99
Latest Phase in Federal Housing Legislation, The.. 78–81
"Low-Cost Housing"—1938 Model....327–329
Mobility and Farm Tenancy....207–208
Morgan Case, The: The Supreme Court on Procedure in Administrative Adjudication....343–348
New Federal Spending and Public Ownership of Utilities, The....341–343
New Uses of County Zoning: The Jefferson County, Wisconsin Ordinance....460–462
1938 Revenue Act in Relation to Real Estate Operations, The....322–325
1937 State Legislation for Control of Soil Erosion..210–217
Note on Rents and Costs in PWA Housing Projects, A.... 81–83
Preparations for a Farm Tenancy Program in Iowa. 85–86
Public Utility Financing
In the First Quarter of 1938....219–221
In the Second Quarter of 1938....348–351

In the Third Quarter of 1938....468–471
Recent Developments in Tenancy Programs in North Carolina....208–210
Recent Progress in the Enactment of Rural Zoning Enabling Legislation....333–339
Splawn Committee Report on Relief for the Railroads, The....227–230
Subdivision Legislation in 1937.... 83–84
Tenancy—A Major Factor in Soil Conservation.... 88–91
Tenancy in the Yazoo-Mississippi Delta.... 87–88
Tennessee Farm Tenure Activities....462–465
Texas Farm Tenure Activities....330–333
What Does—and Will—"Prudent Investment" Mean?....221–224

BOOK REVIEWS

BERCAW, LOUISE O. and HANNAY, ANNIE M. *Bibliography on Land Utilization, 1918–1936*....355
BERNSTEIN, E. M. *Public Utility Rate Making and the Price Level*....356
COLE, WILLIAM E. and CROWE, HUGH PRICE. *Recent Trends in Rural Planning*....109
CULVER, DOROTHY C., compiler. *Land Utilization: A Bibliography*....355
GULICK, LUTHER and URWICK, L. *Papers on the Science of Administration*....357
HESKE, FRANZ. *German Forestry*....354
KENNEDY, WILLIAM F. *The Objective Rate Plan*....110
MUMFORD, LEWIS. *The Culture of Cities*....352
National Resources Committee. *Our Cities: Their Role in the National Economy*....231
NELSON, HERBERT U. and NELSON, MARION LAWRENCE. *New Homes in Old Countries*....107
NOLEN, JOHN and HUBBARD, HENRY V. *Parkways and Land Values*....106
PETERSON, GEORGE M. *Diminishing Returns and Planned Economy*....108
RATHKOPF, CHARLES A. *The Law of Zoning and Planning in New York State*....353
ROBSON, WILLIAM A., editor. *Public Enterprise: Developments in Social Ownership and Control in Great Britain*.234
RUGGLES, C. O. *Aspects of the Organization, Functions, and Financing of State Public Utility Commissions*....232
SCHMIDT, CARL T. *The Plough and the Sword: Land, Labor and Property in Fascist Italy*....355
SHARFMAN, I. L. *The Interstate Commerce Commission.* (Part IV)....231
SMITH, G. BURCHARD. *New York Zoning Law and Practice*.353
STOLZ, LOUIS (Alexander Jamison, collaborator). *History of the Gas Industry*....356
THURSTON, JOHN. *Government Proprietary Corporations in the English-speaking Countries*....234
WARREN, GEORGE F. and PEARSON, FRANK A. *World Prices and the Building Industry*....106
ZWICKY, J. FRIEDRICH. *Public Utilities*....109

SUBJECT MATTER

A

Accounting, public utility
see Federal Power Act; Supreme Court utility decisions
Administrative tribunals, procedure of....343
"Agricultural Adjustment Act of 1938, The: A Symposium," by Lloyd S. Tenny, B. H. Hibbard, O. B. Jesness, Helen C. Monchow, Edward A. O'Neal, and L. J. Taber....162–166
Act in brief....162
opinions on Act....163
Agricultural land
see County planning and zoning; Farm credit; Farm tenancy; Soil conservation
Alabama Power Co. v. Ickes....1, 342
"Amendments to Title II of the National Housing Act"....203–204
"Another Victory for TVA".... 95
"Appraisal of Edison Electric Institute's Statistics on Farm Electrification, An"....471–476
"Appraising Real Estate for Tax Purposes: The Income Method"....452–454
"Are Twenty-Year Mortgage Loans Safe?" by Robert C. Beach....19–25
Arizona, real estate license law.... 83
Assessment
see Land values; Public utility tax revenues

B

Blighted areas
see Housing enforcement program
Bonneville power, production and distribution of
administration of project....362
cost allocation....363
history and legislative background....361
marketing of power....366
wholesale rate structure....364
Building and loan associations
see Housing and business recovery; Savings and loan associations
Building industry
see Housing and business recovery; Housing, prospects for; Real estate, current trends in
"Business Recovery and the Housing Program in Great Britain," by Harold Bellman....111–119
Business site, selection of
in rural areas....379
in urban areas....371

C

California
subdivision plat control.... 84
see also Truck and rail rates
Central Illinois Electric & Gas Co., Village of Heyworth v...246
Chicago
see Housing, prospects for; Tax receivership
"Chicago's Housing Congress"....204–206
"Chronology of Two 'Old-Age' Rate Controversies"..99–105
City of Geneseo v. Illinois Northern Utilities Co....246
City planning
see Business site; Non-conforming use; Urban land
Columbia River
see Bonneville power
Competition, public utility
see Franchises; Railroad abandonment; Supreme Court utility decisions; Tennessee Valley Authority; Truck and rail rates; "Winnipeg Municipal Electric Utility"
Conservation
see Soil conservation
"Constitutionality of Federal Savings and Loan Associations, The"....325–327
"Coordinated Attack on Non-Conforming Uses, A"..458–459

"Coordination of Transportation by Regulation," by James C. Nelson....167–181
County planning and zoning
ordinance of Jefferson Co., Wis....461
see also Zoning, rural
"Critique of the Federal Power Act, A," by Lester V. Plum....147–161
"Current Recession as Reflected in Wisconsin Kilowatt-Hour Sales, The"....95–98
"Current Trends in Real Estate"....454–458

D

Depreciation
see Housing, prospects for; Mortgage financing, length of loan term; Obsolescence
"Disparities in Land Values"....201–203
"Districts for Soil Conservation"....91–94

E

"Economic Justification for Regulating Competitive Truck and Rail Rates," by Hunter Morrison....66–71
Edison Electric Institute....471
Electric Bond and Share Co., Securities & Exchange Commission v.....218
Electric utilities
recession, effect of, in Wisconsin.... 95
see also Bonneville power; Franchises; Rural electrification; Tennessee Valley Authority; "Winnipeg Municipal Electric Utility"
Emergency Railroad Transportation Act of 1933....167
England....111
Erosion
see Soil conservation
Ever-normal granary....162ff.
"Extent of Metered Water Service in Wisconsin and Its Effect on Pumpage"....224–227

F

Farm credit
and successful farm operation, in Montana
bankruptcy, record of....444
bankrupts, characteristics of....446
causal factors....449
credit factors....443
loan policies suggested....449
North Dakota system of
administration and allocation of loans....274
collection and delinquency of loans....277
loan delinquency, causes of....280
real estate bonds, condition of....282
see also Resettlement
Farm electrification
see Rural electrification
Farm tenancy
program in Iowa.... 85
program in North Carolina....208
program in Oklahoma.... 88
program in South Carolina....207
program in Tennessee....462
program in Texas....330
program in Yazoo-Mississippi Delta.... 87
Federal Housing Administration
see Housing, prospects for; Mortgage financing and mortgage law; National Housing Act
"Federal Natural Gas Act, The"....466–468
Federal Power Act, critique of
coordination of power properties....150
supplementing state regulation....154
see also Gas utilities
Federal Transportation Authority....228
Financing, public utility
in fourth quarter, 1937.... 72
in year, 1937.... 74
in first quarter, 1938....219
in second quarter, 1938....348
in third quarter, 1938....468
First Federal Savings and Loan Assn. of Wis. v. Loomis....325
Flood control
see Bonneville power
Flood-plain zoning
see County planning and zoning
Florida, rural zoning law....336
Foreclosures
see Housing, prospects for; Mortgage financing and mortgage law; Real estate, current trends in
"Forfeiture of Real Property Rights through Tax Delinquency," by H. K. Allen....382–387
Franchises, limited-term
certificate of convenience and necessity....252
Geneseo (Ill.) case, facts of....246
legal status of complainant....249
public interest, proof of....251
public streets, control of....249
"From Veto to Validation of the Wisconsin Development Authority"....340–341

G

Gas utilities, federal regulation of....466
Georgia, rural zoning law....334
Great Britain....111
"Green belts"....255

H

Harold L. Ickes, et al., Alabama Power Co. v.....342
Holding companies
registration with SEC upheld....218
service charges, regulation of
federal and state legislation.... 34
in unregistered systems.... 38
1935 act in operation.... 36
reasonable service charge.... 32
SEC administrative policy.... 35
Home financing
see Mortgage financing; Savings and loan associations
Home Owners' Loan Corporation
see Mortgage financing and mortgage law; Title examination
Home ownership
see Mortgage financing; National Housing Act
"House that Franklin Built, The," by John H. Cover 235–245
Housing
and business recovery, in Great Britain
boom under private enterprise....114
British control techniques....118
contribution of building societies....115
government activity to 1931....113
relation to British financial system....116
enforcement program
cooperative program proposed....187
housing for relief workers....187
Memphis survey....183
subsidized housing a failure....189
two attacks on better slum areas....185
prospects for, under new federal legislation
amortization provisions....240
building costs, effect of....243
inapplicability of law to large cities....241
mortgage insurance, cost of....238

mortgage insurance, extent of....237
national mortgage associations, effect of....244
relation of loan to value....239
rents and costs in PWA projects.... 81
see also National Housing Act; U. S. Housing Act; Urban land

I

Illinois Bell Telephone Co....102
Illinois Northern Utilities Co., City of Geneseo v.....246
Illinois Tax Receivership Act....417
"Importance of the Electric Bond and Share Decision, The"....218–219
"Important Public Utility Decisions by the Supreme Court and Their Public Implications," by John Bauer. 1–9
Income method of appraisal
see "Appraising Real Estate for Tax Purposes"
Indianapolis Water Co., McCart v..... 1
Interstate Commerce Commission
see Railroad abandonment; Railroads; Transportation
Iowa, farm tenancy program in.... 85
Irrigation
see Bonneville power

J

"Judicial Veto in Wisconsin, A"....98–99

K

Kansas, soil conservation law....214
Kansas City stockyards, rates at....343

L

"Land Credit Practices and Successful Farm Operation," by R. R. Renne....442–451
Land planning
see Resettlement; Soil conservation; "Subdivision Legislation in 1937"; Urban land; Zoning, rural
"Land Reserves for American Cities," by Harold S. Buttenheim and Philip H. Cornick....254–265
Land tenure
see Farm tenancy
"Land Title Examination: An Appraisal," by Horace Russell and David A. Bridewell....133–146
"Land Title Underwriter, The," by Daniel D. Gage, Jr.. 56–65
Land values, disparities in....201
"Latest Phase in Federal Housing Legislation, The".. 78–81
Loomis, First Federal Savings and Loan Association of Wisconsin v.....325
" 'Low-Cost Housing'—1938 Model"....327–329

M

"Making Home Ownership Safe," by Harry G. Guthmann....26–31
McCart v. Indianapolis Water Co..... 1
Memphis, housing enforcement program in....182
Michigan, rural zoning law....336
Minnesota, resettlement program in....402
"Mobility and Farm Tenancy"....207–208
Montana, farm credit problems in....442
"Morgan Case, The: The Supreme Court on Procedure in Administrative Adjudication"....343–348
Mortgage financing
amortization policies
percentage of loan to value.... 26
principal and interest payments.... 30
and mortgage law
benefits of uniform mortgage law....320
diversity in law....303
foreclosure procedures, inefficiency of....306
mortgage instruments, inefficiency of....306
Uniform Mortgage Act, proposed....315
length of loan term
depreciation and obsolescence, effect of.... 22
family income, effect of.... 23
neighborhood depreciation, effect of.... 23
real estate prices, effect of.... 20
see also Farm credit; Housing and business recovery; National Housing Act; Real estate, current trends in; Savings and loan associations
Mortgage insurance
see Housing, prospects for; Mortgage financing and mortgage law; National Housing Act
"Mortgage Law and Mortgage Lending," by Horace Russell and David A. Bridewell....301–321
Motor carriers
see Pick-up and delivery by railroads; Railroad abandonment; Transportation, coordination of, Truck and rail rates
Municipal utilities
see Franchises, limited-term; Public ownership; Supreme Court utility decisions; "Winnipeg Municipal Electric Utility"

N

National Housing Act
amendments to Title II....203
1938 amendments.... 78
relation to land title examination....133
see also Housing, prospects for; Mortgage financing and mortgage law
National mortgage associations
see Housing, prospects for
New England, railroad abandonment in....40, 191
"New Federal Spending and Public Ownership of Utilities, The"....341–343
New Jersey, distribution of utility tax revenues in....284
New Mexico, soil conservation law....211
"New Uses of County Zoning: The Jefferson County, Wisconsin Ordinance"....460–462
New York Telephone Co.... 99
"1938 Revenue Act in Relation to Real Estate Operations, The"....322–325
"1937 State Legislation for Control of Soil Eorision".210–217
Non-conforming use, coordinated attack on....458
North Carolina, farm tenancy program in....208
"North Dakota Rural Credit System, The," by Gilbert W. Cooke....273–282
"Note on Rents and Costs in PWA Housing Projects, A"....81–83

O

"Object Lesson in Tax Sharing, An: The Distribution of Public Utility Tax Revenues to Municipalities in New Jersey," by Denzel C. Cline....284–300
"Obsolescence of Public Utility Property," by C. Emery Troxel....266–272, 431–441
court and commission opinions....431
desirable regulatory practice, summary of....269
measurement of....267
nature of....266
Oklahoma
farm tenancy program in.... 88
soil conservation law....213
Oregon, soil conservation law....212
Ouster proceedings, public utility....246

P

Pacific Gas & Electric Co. v. Railroad Commission....221
Packers and Stockyards Act....343
Pennsylvania, real estate license law.... 83

Pick-up and delivery by railroads
economics of....126
history of the service....120
legal status of....131
present situation....123
reasons for development of....124
results of....128
"Preparations for a Farm Tenancy Program in Iowa"..85–86
"Problems of a Housing Enforcement Program," by L. M. Graves and Alfred H. Fletcher....182–190
"Production and Distribution of Bonneville Power," by Bayard O. Wheeler....359–369
Prudent investment, meaning of....221
see also Supreme Court utility decisions
Public ownership
and federal spending....341
see also Franchises, limited term; Supreme Court utility decisions; Toronto Transportation Commission; Tennessee Valley Authority; Urban land; "Winnipeg Municipal Electric Utility"; Wisconsin Development Authority
Public utilities
see Administrative tribunals; Bonneville power; Electric utilities; Federal Power Act; Financing; Franchises; Gas utilities; Holding companies; Obsolescence; Public ownership; Public utility tax revenues; Railroad abandonment; Railroads; Rural electrification; Supreme Court utility decisions; Telephone rates; Tennessee Valley Authority; Toronto Transportation Commission; Truck and rail rates; Water utilities; "Winnipeg Municipal Electric Utility"; Wisconsin Development Authority
"Public Utility Financing":
"In the Fourth Quarter and Year 1937"....72–77
"In the First Quarter of 1938"....219–221
"In the Second Quarter of 1938"....348–351
"In the Third Quarter of 1938"....468–471
Public utility tax revenues
distribution of, in New Jersey
apportionment problem....292
franchise and gross receipts taxes....284
litigation on assessments....288
new legislation, demand for....291
proposal, a....300
uniform valuations, attempt to secure....286
Public Works Administration
see Housing; Supreme Court utility decisions

R

"Railroad Abandonment in New England, 1921–1937," by Charles Cherington....40–55, 191–200
causes of abandonment.... 47
control of....191
effects of, on transport facilities....196
extent of abandonment.... 43
future of....199
New England network, nature of.... 41
Railroad Commission of California v. Pacific Gas & Electric Co.....1, 221
"Railroad Pick-up and Delivery," by Edward S. Lynch....120–132
Railroads
proposals for relief of....227
see also Pick-up and delivery by; Transportation, coordination of; Truck and rail rates
Rate-base
see Obsolescence; Prudent investment; Supreme Court utility decisions
Rates
see Bonneville power; Federal Power Act; Telephone rates; Truck and rail rates; "Winnipeg Municipal Electric Utility"
Real estate
current trends in....454
license law revisions.... 83
see also "Appraising Real Estate for Tax Purposes"; Land values; Mortgage financing; National Housing Act; Revenue Act of 1938; "Subdivision Legislation in 1937"; Title examination; Title insurance
Real property rights
see Tax delinquency
"Recent Developments in Tenancy Programs in North Carolina"....208–210
"Recent Progress in the Enactment of Rural Zoning Enabling Legislation"....333–339
Regulation
see Administrative tribunals; Bonneville power; Federal Power Act; Franchises; Gas utilities; Holding companies; Obsolescence; Prudent investment; Railroad abandonment; Railroads; Supreme Court utility decisions; Telephone rates; Tennessee Valley Authority; Transportation; Truck and rail rates; "Winnipeg Municipal Electric Utility"; Wisconsin Development Authority
"Regulation of Service Charges in Holding Company Systems," by J. S. Ransmeier....32–39
"Regulatory Dilemma, A: Limited-Term Franchises, Municipal Competition and Ouster Proceedings," by D. L. Marlett....246–253
Rents
see Housing in PWA projects; Real estate, current trends in
Reproduction cost
see Supreme Court utility decisions
Resettlement, Minnesota plan
building problems....415
character of settlers....405, 409
farm debts....415
"grubstake plan"....413
results....416
submarginal land, prices for....409
Residential construction
see Real estate, current trends in
Revenue Act of 1938, effect on real estate operations...322
Rural electrification
EEI statistics appraised....471
see also Electric utilities, recession, effect of, in Wisconsin; Public ownership
Rural zoning
see also County planning and zoning

S

Savings and loan associations
constitutionality of federal....325
see also Housing and business recovery; Mortgage financing
Securities and Exchange Commission v. Electric Bond & Share Co.....218
Securities and Exchange Commission
relations with Federal Power Commission....153
see also Holding companies
"Selection of a Business Site, The," by Malcolm J. Proudfoot....370–381
Service charges
see Holding companies
"Settler Relocation: A Description of the Minnesota Plan," by A. D. Wilson....402–416
Skyscrapers
see Land values
Slum clearance
see Housing enforcement program

Soil conservation
districts for ... 91
relation to farm tenancy ... 88
state legislation for, 1937 ... 210
see also Agricultural Adjustment Act; Farm tenancy
South Carolina, farm tenancy program in ... 207
"Splawn Committee Report on Relief for the Railroads, The" ... 227–230
State of Wisconsin ex rel. Wisconsin Development Authority v. Dammann ... 98
Street railways
see Toronto Transportation Commission
"Subdivision Legislation in 1937" ... 83–84
Subdivisions
see Land values; Urban land
Submarginal land, purchase of
see Resettlement
Supreme Court utility decisions
accounting control ... 9
factual rate-base needed ... 8
Indianapolis water case ... 7
Pacific Gas and Electric case ... 3
PWA decision ... 1

T

Tax delinquency
effect on real property rights
limitations on property rights ... 383
nature of property rights ... 382
reversion ... 386
tax liens, enforcement of ... 384
tax titles and tax-sale machinery ... 386
see also Resettlement; Tax receivership; Urban land
"Tax Receivership: Five Years of Experience in Chicago," by Russell Sherman Bernhard
jurisdiction, problem of ... 419
procedure under receivership ... 419
receivership act summarized ... 418
results of ... 421
tax situation prior to act ... 417
Taxation
see "Appraising Real Estate for Tax Purposes"; Public utility tax revenues; Revenue Act of 1938; Urban land
Telephone rates ... 99
Tenancy
see Farm tenancy
"Tenancy—A Major Factor in Soil Conservation" ... 88–91
"Tenancy in the Yazoo-Mississippi Delta" ... 87–88
Tennessee Electric Power Co. v. Tennessee Valley Authority ... 95
"Tennessee Farm Tenure Activities" ... 462–465
Tennessee Valley Authority, constitutionality sustained ... 95
"Texas Farm Tenure Activities" ... 330–333
Title examination
critique of existing methods ... 142
HOLC experience analyzed ... 136
land title registration system ... 144
methods of ... 133
Title insurance
extent of ... 63
financial responsibility ... 60
future of ... 64
methods of ... 57
types of companies ... 58
"Toronto Transportation Commission, The," by John Thurston ... 10–18
background of ... 11
financing ... 13
legal status of ... 12
organization and management ... 14
public control ... 17
Torrens system ... 144
Transportation
coordination of
coordination by regulation, meaning of ... 170
economic validity of coordination by regulation ... 171
emergency legislation of 1933 ... 167
Interstate Commerce Commission, reorganization of ... 180
legal proposals of Coordinator ... 169
see also Pick-up and delivery by railroads; Railroad abandonment; Railroads; Toronto Transportation Commission; Truck and rail rates
Truck and rail rates, regulation of
objectives ... 66
truck transport, economics of ... 68
why regulate trucking ... 70

U

Uniform Mortgage Act ... 315
United States, Morgan v. ... 343
United States Housing Act ... 249
1938 amendments to ... 327
Urban land
public ownership of
acquisition, methods of ... 258
green belts and green wedges ... 255
planning and zoning procedures, effect of ... 263
premature subdivision and tax delinquency ... 261
tax delinquent lands as public reserves ... 260
taxation, effect of ... 264
see also Land values

V

Valuation
see Farm credit; Land values; Obsolescence; Prudent investment; Public utility tax revenues; Supreme Court utility decisions
Village of Heyworth v. Central Illinois Electric & Gas Co. ... 246
Virginia, rural zoning law ... 335

W

Washington, State of, subdivision control ... 84
Water carriers
see Transportation, coordination of
Water power
see Bonneville power
Water utilities, metered service in Wisconsin ... 224
"What Does—and Will—'Prudent Investment' Mean?" ... 221–224
Wind erosion
see Soil conservation
"Winnipeg Municipal Electric Utility: I. Rate Policy and Rates Charged," by Lawrence S. Dreiman ... 388–401
competitive situation ... 388
consumption data ... 398
rate comparisons ... 389
rate policy ... 395
rate reductions and individual rates ... 397
Wisconsin
see County planning and zoning; Electric utilities; Water utilities
Wisconsin Development Authority Act ... 98, 340

Y

Yazoo-Mississippi Delta, farm tenancy program ... 87

Z

Zoning
see Non-conforming use; Urban land
Zoning, rural, recent legislation ... 333

144

170
171
167
180
169

66
68
70

315
343
249
327

258
255
263
261
260
264

246
335

84

24
24

01
88
98
89
95
97

40

87

33